



4 Woodland Drive
Nocton, Lincoln, Lincolnshire, LN4 2BQ

Offers in excess of
£465,000

4 Bedroom Detached House

- Freehold
- Detached Family Home
- Extensive Plot
- Driveway & Detached Double Garage
- Private Position
- Family Bathroom & En-Suite
- Lounge & Seperate Dining Room
- Highly Sought After Village
- EPC Rating - TBC, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 4 Woodland Drive, Nocton, Lincoln, Lincolnshire, LN4 2BQ](#)



Overview

Pygott & Crone are delighted to present this impressive four-bedroom detached family home, offering an exceptional level of privacy and the rare advantage of an extensive rear garden. Situated in the heart of Nocton, this wonderful home enjoys a peaceful setting within a thriving village renowned for its strong community spirit and attractive countryside surroundings.

Designed with modern family living in mind, this home offers spacious and versatile accommodation, beautifully presented throughout and finished in elegant Farrow & Ball colours. The welcoming lounge is full of character, featuring an impressive brick-built fireplace with a highly efficient Nordpeis Bergen log burner as its focal point. A second generous reception room provides flexible living space, ideal as a snug, home office, playroom or formal dining room. The well-appointed fitted kitchen is complemented by a separate utility room and the added convenience of a ground floor cloakroom/WC.



To the first floor, the principal bedroom benefits from a private en-suite shower room. Three further well-proportioned bedrooms are serviced by a 4-piece family bathroom.

Outside, the beautifully landscaped rear garden offers a peaceful retreat with a wonderful balance of sunny and shaded areas, making it perfect for relaxing, entertaining, or family enjoyment. Beyond the garden lies the property's own private woodland, creating a truly unique setting that attracts an abundance of local wildlife adding to the home's sense of tranquillity and connection with nature.

Accessed via a shared private road, the property enjoys a generous front driveway offering ample off-road parking, complemented by a secure double garage.

The seller has advised that an annual contribution of £127.29 is payable to the Nocton Park Management Company. This covers the maintenance of the communal walking paths, tennis court, football pitch, and children's play park, all of which are available for residents to enjoy.





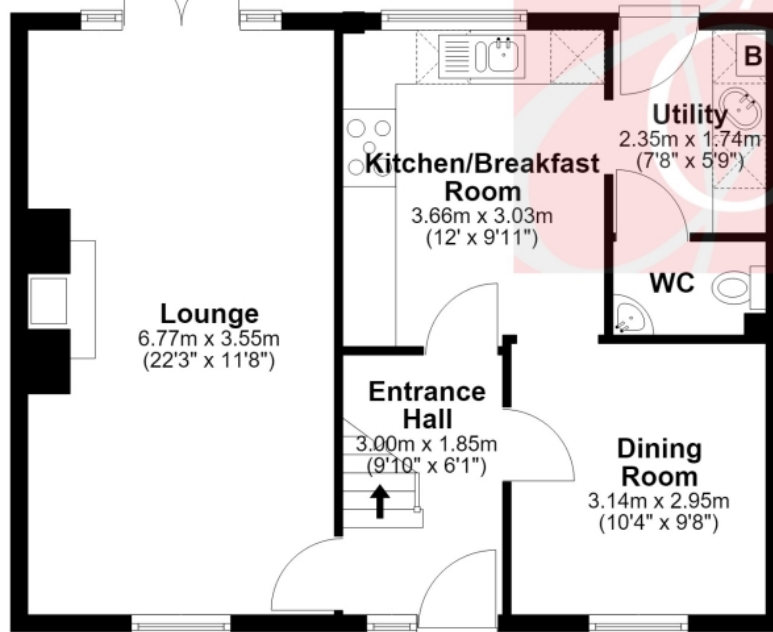
Garage to Rear Right

Approx. 31.6 sq. metres (340.0 sq. feet)

**Double
Garage**
5.63m x 5.61m
(18'6" x 18'5")

Ground Floor

Approx. 57.6 sq. metres (620.2 sq. feet)

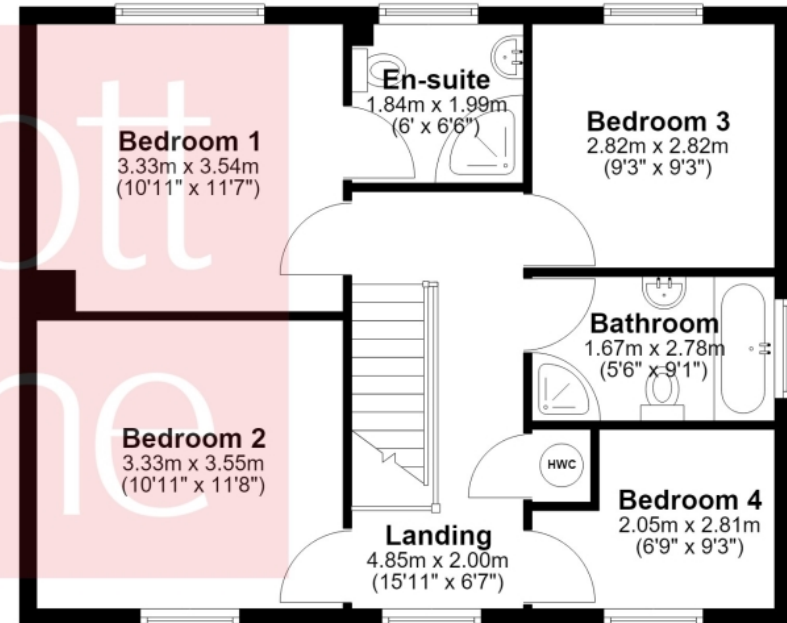


Total area: approx. 147.0 sq. metres (1582.8 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

First Floor

Approx. 57.8 sq. metres (622.7 sq. feet)





Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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4 Woodland Drive, Nocton
is on the market with our Lincoln branch

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